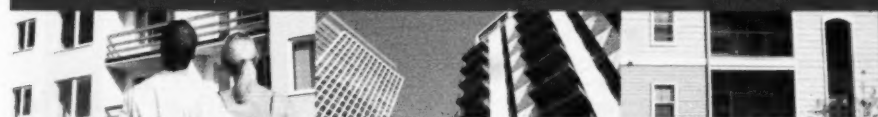


RENTAL MARKET REPORT

Ontario Highlights*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Spring 2014

Figure 1

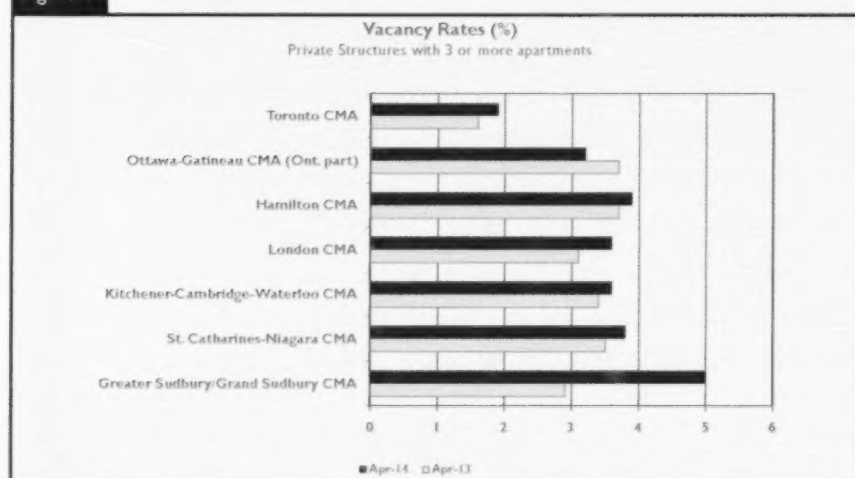
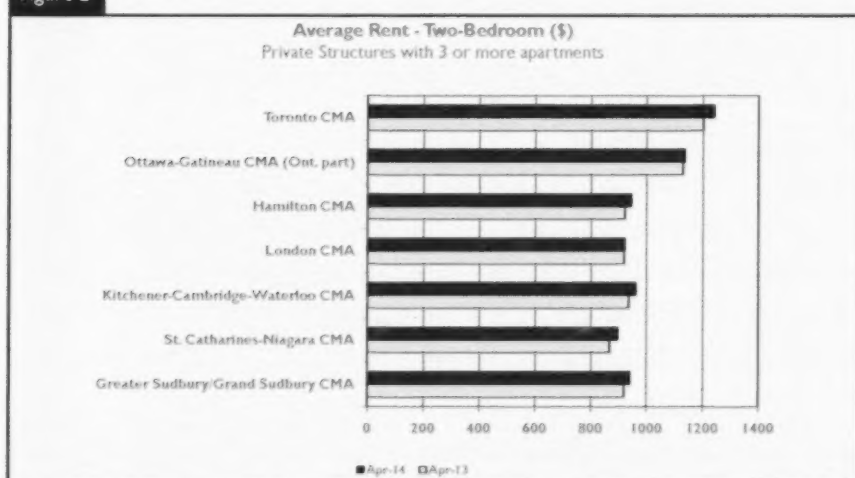


Figure 2



*Urban centres with a population of 10,000 + are included in the survey

Highlights

- Ontario vacancy rate inched higher to 2.8 per cent in spring of 2014, from 2.6 per cent one year ago.
- Fixed sample 2-bed apartment rents grew at a rate of 2.7 per cent versus 3.0 per cent in the spring of 2013.
- Notable factors exerting downward pressure on vacancy rates include: improving job prospects for young adults, less first time buyer demand.
- Notable factors exerting upward pressure on vacancy rates includes: less international migration and more condominium rental completions.

Vacancy Rates Inch Up in Most Urban Centres

According to Canada Mortgage and Housing Corporation's (CMHC) Spring Rental Market Survey, Ontario vacancy rates¹ edged higher in April 2014. Vacancy rates moved higher for two bedroom (3.0%) units but remained stable for less expensive bedroom types. By market, vacancy rates remained stable in eight out of 15 CMAs across the province. Barrie (2.1%), Ottawa (3.2%) and Windsor (5.0%) were the only centres that registered lower vacancy rates while Toronto and London contributed most to the rise in the vacancy rate. The lowest vacancy rate was registered in Oshawa (1.6%), Guelph (1.7%) and Toronto (1.9%) while the highest vacancy rates were registered in Windsor (5.0%), Sudbury (5.0%) and Brantford (4.4%).

Economic, Demographic and Supply Factors Impacting Vacancy Rates

Several factors exerted upward pressure on Ontario vacancy rates. International migration has been less supportive of rental demand in recent years. New immigrants entering the province slowed over the past few years. This combined with rising immigration into Canada has resulted in Ontario capturing a smaller share of new immigrant arrivals into Canada. According to census data, most immigrants rent upon immediate arrival into Ontario. In fact, according to recent Statistics Canada on immigrant propensities, immigrants typically enter the ownership market

not before a three to four year period following some job history and after accumulating some savings. Meanwhile, new non permanent resident flows have also declined. Non permanent residents typically include temporary workers and students on temporary study visas. Both groups due to their temporary status are more likely to rent when first arriving in Ontario.

While Ontario has seen more purpose-built rental units added in recent years, most of the growth in rental accommodation has come from the condominium sector. Investors have in recent years purchased condominiums with the intention of leasing these units out upon completion. Low rental vacancy rates, low interest rates, combined with rising home prices likely encouraged more investment activity. Also, condominiums have filled a void in the marketplace as new construction of purpose built rental accommodation has not kept pace with the growth in new renter households. Condominium rental units charge above average market rents. With more units coming to completion, competition with pricier purpose built units intensified. This is evidenced by the fact that occupancy rates did not hold up as well for more expensive units.

Other factors were supportive of rental demand – helping exert downward pressure on vacancy rates. The rising cost of ownership housing across the province was a factor supporting rental occupancies. In fact, the cost gap between owning and renting grew over the past year as rent increases failed to keep pace with the growth in home prices. First time

buyers aged 25-44 are sensitive to changing economic conditions. While the story did vary by ownership market across the province, most first time buyers, some of which currently rent, postponed a home purchase and remained in rental accommodation longer. Most were unable to substitute into a lower priced home or had difficulty saving enough for their down payment. Employment prospects, particularly for households in typical first time buyer ages of 25-44, slowed over the past year – discouraging big ticket spending such as the purchase of a home.

Weaker employment prospects since the recession ended in 2009 has encouraged nearly three quarters of young adults aged 15 to 24 to stay home longer as per recent census Canada data. As a result, the pool of potential renters has been steadily growing since 2009. However, sentiment among small to medium sized Ontario businesses has been growing – encouraging more hiring over the past year. Improving job prospects, particularly for those aged 15 to 24 likely encouraged more young adults to leave the parental home and form their own household. The high propensity to rent combined with less savings and employment history for this segment of the population supported demand for less expensive rental accommodation.

Ontario Same Sample Rents Grow by 2.7 Per Cent in April 2014

Apartment rents for two bedroom units that were common to both

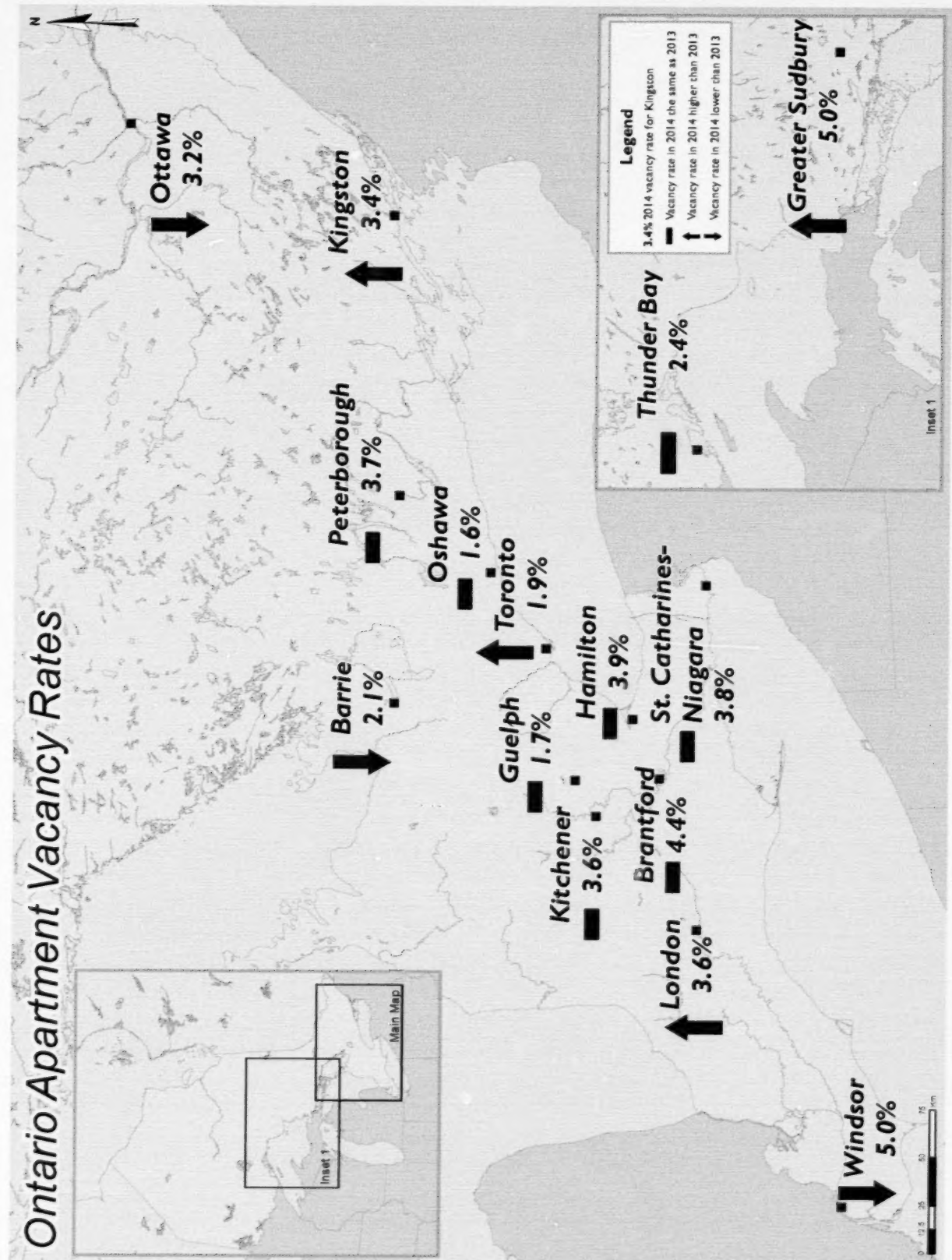
¹ Based on privately-initiated rental apartments structures of three or more units.

2013 and 2014 spring surveys² rose by 2.7 per cent versus a 3 per cent increase this time last year. Fixed sample 2-bedroom apartment rents grew the fastest in Oshawa (4.0%) Guelph (3.4%) and Toronto (3.2%) while growing the slowest in Ottawa (1.3%), Barrie (1.4%) and London (1.5%). Slightly higher vacancy rates moderated the increase in same sample rents this year. Nevertheless,

the rate of increase in 2-bedroom units exceeded the allowable rent increase for occupied units under the provincial guideline because of the large rent increases in vacant units. When units are vacated, they can be re-rented at the going market rate. Despite downward trending vacancy rates since 2004, rents failed to keep pace in selected Ontario markets. Consequently, rent increases on

turnover were particularly strong in tighter markets such as the GTA and Guelph as vacant unit rents were "catching up" to the market in the spring of 2014.

² When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 Spring Rental Market, we can get a better indication of actual rent increases paid by most tenants.



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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Barrie CMA	**	3.7 d	1.8 b	2.4 a	2.3 a	1.8 b	2.2 c	3.4 d	2.9 b	2.1 a
Brantford CMA	**	**	2.5 b	3.4 d	3.7 c	4.5 c	4.6 d	**	3.4 c	4.4 b
Greater Sudbury/Grand Sudbury CMA	3.8 d	**	2.9 b	4.0 c	3.0 b	5.2 c	2.4 c	**	2.9 a	5.0 b
Guelph CMA	2.7 c	**	1.6 a	1.6 c	1.4 a	1.6 c	**	**	1.6 a	1.7 b
Hamilton CMA	5.0 c	5.4 c	4.1 a	4.0 a	3.1 a	3.6 a	4.5 b	4.8 b	3.7 a	3.9 a
Kingston CMA	**	2.2 c	2.4 b	2.7 b	2.3 a	4.0 b	2.8 c	3.3 d	2.4 a	3.4 b
Kitchener-Cambridge-Waterloo CMA	**	3.8 d	3.2 b	2.1 a	3.5 b	4.5 b	2.4 c	2.9 b	3.4 b	3.6 b
London CMA	2.5 c	3.6 d	2.9 a	2.6 a	3.2 b	4.3 b	4.8 d	4.2 c	3.1 a	3.6 a
Oshawa CMA	1.1 d	**	1.8 a	2.1 b	1.6 a	1.3 a	0.6 b	1.1 a	1.6 a	1.6 a
Ottawa-Gatineau CMA (Ont. part)	4.0 c	1.8 b	4.3 b	3.2 a	3.0 a	3.5 b	3.7 d	4.3 c	3.7 b	3.2 a
Peterborough CMA	**	**	3.5 c	3.9 b	3.4 b	3.5 b	2.5 c	2.6 c	3.4 b	3.7 b
St. Catharines-Niagara CMA	3.9 d	**	3.3 b	3.8 c	3.5 b	3.7 b	4.5 c	4.2 d	3.5 b	3.8 b
Thunder Bay CMA	5.9 d	4.6 d	2.2 b	2.6 a	2.2 a	2.0 a	**	0.9 c	2.4 a	2.4 a
Toronto CMA	1.7 b	1.9 b	1.7 a	2.2 a	1.5 a	1.6 a	1.4 a	1.6 a	1.6 a	1.9 a
Windsor CMA	7.9 c	6.6 c	6.1 b	5.0 b	5.9 b	4.6 b	12.7 d	**	6.3 a	5.0 b
Ontario 10,000+	2.7 a	2.6 a	2.7 a	2.8 a	2.5 a	3.0 a	2.2 a	2.4 a	2.6 a	2.8 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while — indicates that the change is not statistically significant.

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2.1 Private Apartment Average Rents (\$) by Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Barrie CMA	701 a	699	928 a	933	1,055 a	1,052	1,265 a	1,286 b	1,020 a	1,012
Brantford CMA	561 b	598 b	725 a	739	816 a	831	919 a	930	792 a	804
Greater Sudbury/Grand Sudbury CMA	567 a	605	744 a	762	920 a	940	1,100 b	1,092 b	854 a	871
Guelph CMA	634 b	642 b	826 a	852	942 a	967	1,064 b	1,137 b	898 a	927
Hamilton CMA	579 a	586 b	757 a	788	922 a	943	1,117 a	1,177 a	846 a	880
Kingston CMA	665 b	661 a	859 a	876	1,027 a	1,057	1,275 c	1,214 c	970 a	987
Kitchener-Cambridge-Waterloo CMA	640 a	664 b	787 a	816	936 a	960	1,060 a	1,110	884 a	913
London CMA	582 a	585	743 a	757	920 a	921	1,082 a	1,146	839 a	850
Oshawa CMA	676 a	704	836 a	872	943 a	1,005	1,072 a	1,152 a	911 a	974
Ottawa-Gatineau CMA (Ont. part)	758 a	776	922 a	930	1,130 a	1,136	1,377 a	1,407	1,004 a	1,013
Peterborough CMA	626 a	668	779 a	800	910 a	941	1,087 a	1,129	871 a	891
St. Catharines-Niagara CMA	566 a	585	729 a	742	868 a	896	1,010 a	1,051	817 a	843
Thunder Bay CMA	541 a	594	692 a	723	834 a	862	1,046 b	1,070	766 a	801
Toronto CMA	834 a	857	1,022 a	1,050	1,202 a	1,241	1,445 b	1,444 a	1,116 a	1,143
Windsor CMA	495 a	508	643 a	661	780 a	801	929 b	917 b	690 a	706
Ontario 10,000+	765 a	787 a	904 a	928 a	1,046 a	1,072 a	1,311 a	1,325 a	987 a	1,011 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Barrie CMA	109	108	1,035	1,033	1,938	1,927	223	223	3,305	3,291
Brantford CMA	102	107	1,521	1,498	2,533	2,475	478	454	4,634	4,534
Greater Sudbury/Grand Sudbury CMA	757	755	3,754	3,738	6,042	6,093	628	623	11,181	11,209
Guelph CMA	214	207	2,267	2,256	3,810	3,798	277	281	6,568	6,542
Hamilton CMA	1,816	1,783	18,669	18,658	19,897	19,894	2,340	2,325	42,722	42,660
Kingston CMA	677	679	4,259	4,399	7,215	7,461	631	651	12,782	13,190
Kitchener-Cambridge-Waterloo CMA	757	765	9,120	9,243	17,094	17,340	1,368	1,407	28,339	28,755
London CMA	1,192	1,205	16,963	17,105	22,438	22,569	1,507	1,549	42,100	42,428
Oshawa CMA	374	372	3,436	3,454	6,536	6,587	922	920	11,268	11,333
Ottawa-Gatineau CMA (Ont. part)	5,163	5,242	28,646	28,223	23,976	24,025	2,570	2,626	60,355	60,116
Peterborough CMA	178	176	2,119	2,060	3,185	3,185	417	404	5,899	5,825
St. Catharines-Niagara CMA	495	496	5,735	5,706	8,411	8,414	1,157	1,159	15,798	15,775
Thunder Bay CMA	289	306	2,045	2,016	2,773	2,779	140	138	5,247	5,239
Toronto CMA	24,247	24,455	128,708	128,406	127,685	128,165	26,726	27,059	307,366	308,085
Windsor CMA	1,170	1,183	7,735	7,742	5,666	5,728	341	356	14,912	15,009
Ontario 10,000+	39,536	39,795	254,846	254,341	290,573	291,774	43,157	43,602	628,112	629,512

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Barrie CMA	**	3.7 d	4.4 b	3.6 b	5.1 b	3.3 b	4.5 d	4.6 d	5.5 b	3.5 b
Brantford CMA	**	**	2.7 b	5.6 c	4.3 c	6.5 c	5.1 c	9.9 c	3.8 b	6.6 b
Greater Sudbury/Grand Sudbury CMA	**	**	5.0 c	6.3 b	4.2 b	6.6 c	4.2 d	**	4.6 b	6.6 b
Guelph CMA	**	**	2.5 a	3.5 c	2.7 a	3.7 b	5.9 d	3.9 d	2.8 a	3.7 b
Hamilton CMA	7.9 c	9.0 b	6.2 a	6.3 a	5.0 a	5.7 a	6.4 b	7.2 b	5.7 a	6.2 a
Kingston CMA	**	3.6 d	5.5 b	4.7 b	4.8 b	6.8 b	**	4.2 d	5.3 a	5.8 a
Kitchener-Cambridge-Waterloo CMA	**	7.0 c	4.6 b	4.3 b	5.5 b	6.4 b	3.2 c	5.6 c	5.1 b	5.7 a
London CMA	4.9 c	7.2 c	5.5 a	6.5 a	6.1 a	8.3 a	9.4 c	11.5 d	5.9 a	7.7 a
Oshawa CMA	2.7 c	3.0 c	3.2 b	2.7 a	3.0 b	2.0 a	1.8 c	1.8 b	3.0 a	2.2 a
Ottawa-Gatineau CMA (Ont. part)	7.8 c	5.0 b	6.9 b	6.4 a	6.3 b	7.0 a	8.2 c	8.9 b	6.8 a	6.6 a
Peterborough CMA	**	**	5.5 b	6.9 b	5.9 b	6.3 b	3.9 d	4.7 d	5.6 b	6.5 b
St. Catharines-Niagara CMA	**	5.3 d	5.0 b	6.3 b	5.6 b	6.5 b	7.7 c	6.6 c	5.6 a	6.4 a
Thunder Bay CMA	8.9 c	6.3 c	3.0 b	4.6 b	3.6 b	3.7 b	5.1 d	0.9 d	3.7 b	4.1 a
Toronto CMA	3.8 b	3.8 b	3.5 a	4.0 a	3.0 b	3.2 a	2.7 a	3.0 a	3.2 a	3.5 a
Windsor CMA	10.7 d	8.6 c	7.8 b	7.4 b	7.5 b	6.4 b	14.3 d	**	8.1 a	7.1 a
Ontario 10,000+	5.2 b	4.8 a	4.7 a	5.0 a	4.4 a	5.0 a	3.9 a	4.3 a	4.5 a	4.9 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Barrie CMA	**	++	3.0 d	1.7 c	2.9 a	1.4 a	2.4 c	1.7 c	2.7 b	1.5 a
Brantford CMA	++	++	**	2.4 c	2.2 c	2.4 b	**	3.4 c	2.9 c	2.4 b
Greater Sudbury/Grand Sudbury CMA	++	4.6 d	2.3 c	2.0 c	2.4 c	++	++	++	1.9 c	**
Guelph CMA	3.9 d	**	3.2 b	3.8 a	3.3 a	3.4 a	3.3 d	2.1 c	3.2 a	3.6 a
Hamilton CMA	4.7 d	**	2.9 b	3.1 c	3.3 b	2.8 a	3.2 b	2.6 a	3.1 b	2.8 a
Kingston CMA	4.1 c	**	4.3 b	2.2 c	3.3 a	3.1 c	3.8 c	2.6 c	3.4 a	2.9 b
Kitchener-Cambridge-Waterloo CMA	3.4 c	1.9 c	3.8 b	3.0 b	3.9 a	2.9 a	3.2 b	2.5 b	3.8 a	3.0 a
London CMA	2.2 c	1.7 b	2.6 a	1.8 a	2.3 a	1.5 a	2.2 c	1.7 c	2.4 a	1.6 a
Oshawa CMA	2.6 c	++	2.3 a	3.5 c	2.0 b	4.0 d	1.9 c	**	2.1 a	3.9 d
Ottawa-Gatineau CMA (Ont. part)	2.4 b	2.3 c	2.3 b	++	2.3 c	1.3 a	**	++	2.2 b	0.9 a
Peterborough CMA	++	++	1.8 c	2.0 c	1.8 b	1.7 b	3.2 d	5.8 d	2.0 b	1.5 b
St. Catharines-Niagara CMA	2.5 b	**	2.3 b	2.0 b	1.6 c	2.2 b	2.9 c	2.2 c	1.7 b	2.1 a
Thunder Bay CMA	++	8.5 d	2.9 b	2.9 c	3.9 b	**	**	++	3.6 c	3.2 d
Toronto CMA	3.2 c	2.9 c	2.2 b	2.7 b	3.2 c	3.2 d	4.0 d	1.5 d	2.8 a	2.5 b
Windsor CMA	1.4 a	2.3 b	1.5 a	2.1 b	2.0 b	2.0 b	1.5 c	1.0 d	1.6 a	1.8 b
Ontario 10,000+	3.1 b	2.6 b	2.5 a	2.3 a	3.0 a	2.7 a	3.6 d	1.8 c	2.7 a	2.3 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Barrie CMA	**	3.7 d	1.8 b	2.4 a	2.3 a	1.8 b	2.6 b	4.1 d	2.8 b	2.4 a
Brantford CMA	**	**	2.5 b	3.4 d	3.6 c	4.3 c	3.8 d	4.5 d	3.3 c	4.1 b
Greater Sudbury/Grand Sudbury CMA	3.8 d	**	2.9 b	4.0 c	3.0 b	5.2 d	1.4 a	5.0 c	2.8 a	4.9 b
Guelph CMA	2.7 c	**	1.6 a	1.6 c	1.4 a	1.6 c	1.2 a	0.7 b	1.5 a	1.6 b
Hamilton CMA	5.0 c	5.4 c	4.1 a	4.0 a	3.0 a	3.6 a	4.7 c	4.5 d	3.7 a	3.9 a
Kingston CMA	**	2.2 c	2.4 b	2.6 b	2.4 a	4.0 b	3.0 c	3.4 d	2.4 a	3.5 b
Kitchener-Cambridge-Waterloo CMA	**	3.8 d	3.0 a	2.0 a	3.5 b	4.6 b	4.5 d	**	3.4 b	3.9 b
London CMA	2.5 c	3.6 d	2.9 a	2.6 a	3.4 b	4.5 b	4.2 d	**	3.2 a	3.7 a
Oshawa CMA	1.1 d	**	1.8 a	2.1 b	1.7 a	1.4 a	2.2 c	1.4 a	1.8 a	1.6 a
Ottawa-Gatineau CMA (Ont. part)	3.9 c	1.8 b	4.3 b	3.2 a	2.9 a	3.4 b	3.6 b	4.2 b	3.7 a	3.3 a
Peterborough CMA	**	**	3.7 c	3.8 b	3.5 b	3.5 b	2.2 b	3.1 d	3.4 b	3.7 b
St. Catharines-Niagara CMA	3.9 d	**	3.3 b	3.8 c	3.6 b	3.7 b	4.9 c	3.3 d	3.6 b	3.7 b
Thunder Bay CMA	5.9 d	4.6 d	2.2 b	2.6 a	2.1 a	2.0 a	6.7 b	5.1 b	2.7 a	2.6 a
Toronto CMA	1.7 b	1.9 b	1.7 a	2.2 a	1.5 a	1.6 a	2.0 b	1.7 b	1.7 a	1.9 a
Windsor CMA	7.9 c	6.6 c	6.0 b	5.0 b	6.0 b	4.5 b	14.3 d	**	6.6 a	5.3 b
Ontario 10,000+	2.7 a	2.6 a	2.7 a	2.0 a	2.6 a	3.0 a	2.9 a	3.1 a	2.7 a	2.9 a

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2.1 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Barrie CMA	707 a	699 a	928 a	931 a	1,058 a	1,046 a	1,224 a	1,242 a	1,035 a	1,028 a
Brantford CMA	561 b	598 b	725 a	739 a	828 a	845 a	1,016 b	1,040 a	829 a	847 a
Greater Sudbury/Grand Sudbury CMA	567 a	605 a	744 a	762 a	925 a	946 a	999 a	1,008 a	863 a	881 a
Guelph CMA	633 b	641 b	826 a	852 a	947 a	970 a	1,162 a	1,184 a	927 a	952 a
Hamilton CMA	579 a	586 b	757 a	788 a	927 a	947 a	1,126 a	1,107 a	859 a	889 a
Kingston CMA	665 b	661 a	859 a	876 a	1,029 a	1,056 a	1,259 c	1,225 b	973 a	990 a
Kitchener-Cambridge-Waterloo CMA	640 a	664 b	788 a	817 a	932 a	957 a	1,068 a	1,108 a	889 a	919 a
London CMA	582 a	585 a	743 a	756 a	915 a	915 a	1,006 a	1,091 b	845 a	859 a
Oshawa CMA	676 a	704 a	836 a	872 a	946 a	1,008 a	1,158 b	1,178 a	935 a	992 a
Ottawa-Gatineau CMA (Ont. part)	757 a	776 a	921 a	930 a	1,127 a	1,130 a	1,324 a	1,293 a	1,030 a	1,034 a
Peterborough CMA	624 a	668 a	777 a	797 a	907 a	936 a	1,072 b	1,051 a	881 a	892 a
St. Catharines-Niagara CMA	564 a	584 a	729 a	742 a	868 a	896 a	1,016 a	1,031 a	823 a	847 a
Thunder Bay CMA	541 a	594 a	692 a	723 a	833 a	863 a	965 a	994 a	776 a	811 a
Toronto CMA	834 a	857 a	1,022 a	1,050 a	1,202 a	1,240 a	1,441 b	1,449 a	1,123 a	1,149 a
Windsor CMA	495 a	508 a	643 a	661 a	779 a	799 a	922 b	879 b	697 a	710 a
Ontario 10,000+	764 a	787 a	903 a	927 a	1,043 a	1,069 a	1,273 a	1,277 a	994 a	1,016 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**3.1.3_I Number of Private Row (Townhouse) and Apartment Units in the Universe
by Bedroom Type
Ontario - CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Barrie CMA	113	112	1,063	1,061	2,055	2,071	457	457	3,688	3,701
Brantford CMA	102	107	1,521	1,498	2,778	2,718	976	954	5,377	5,277
Greater Sudbury/Grand Sudbury CMA	757	755	3,764	3,748	6,470	6,544	1,353	1,329	12,344	12,376
Guelph CMA	215	208	2,268	2,257	3,996	3,982	867	852	7,346	7,299
Hamilton CMA	1,828	1,795	18,745	18,733	20,740	20,742	4,191	4,173	45,504	45,443
Kingston CMA	679	681	4,274	4,414	7,273	7,500	777	816	13,003	13,411
Kitchener-Cambridge-Waterloo CMA	767	775	9,324	9,447	18,433	18,673	2,862	2,893	31,386	31,788
London CMA	1,193	1,205	16,971	17,131	23,522	23,642	3,920	3,908	45,606	45,886
Oshawa CMA	374	372	3,469	3,487	6,596	6,647	1,773	1,806	12,212	12,312
Ottawa-Gatineau CMA (Ont. part)	5,188	5,267	28,770	28,352	25,971	26,003	8,277	8,294	68,206	67,916
Peterborough CMA	226	178	2,198	2,121	3,297	3,290	729	708	6,450	6,297
St. Catharines-Niagara CMA	497	498	5,752	5,725	8,600	8,597	1,576	1,632	16,425	16,452
Thunder Bay CMA	289	306	2,051	2,022	2,819	2,822	432	436	5,591	5,586
Toronto CMA	24,249	24,457	128,761	128,459	129,143	129,556	33,104	33,422	315,257	315,894
Windsor CMA	1,172	1,185	7,763	7,773	5,874	5,933	695	715	15,504	15,606
Ontario 10,000+	39,663	39,875	255,837	255,340	300,786	301,909	67,336	67,652	663,622	664,776

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4.1 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Barrie CMA	**	3.7 d	4.4 b	3.6 b -	5.0 b	3.3 b ↓	6.5 c	5.6 d	5.6 b	3.7 b ↓
Brantford CMA	**	**	2.7 b	5.6 c ↑	4.4 c	6.3 c ↑	4.8 c	7.2 c	4.0 b	6.3 b ↑
Greater Sudbury/Grand Sudbury CMA	**	**	5.0 c	6.3 b -	4.3 b	6.6 c ↑	2.3 b	5.9 c ↑	4.4 b	6.5 b ↑
Guelph CMA	**	**	2.5 a	3.5 c ↑	2.8 a	3.6 b ↑	5.4 c	3.5 b	3.0 a	3.6 b ↑
Hamilton CMA	7.9 c	9.0 b -	6.1 a	6.3 a -	4.8 a	5.7 a ↑	**	6.1 c	5.7 a	6.1 a -
Kingston CMA	**	3.6 d	5.4 b	4.8 b -	4.8 b	6.8 b ↑	**	4.5 d	5.3 a	5.9 a -
Kitchener-Cambridge-Waterloo CMA	**	7.0 c	4.8 b	4.3 b -	5.6 b	6.6 b -	5.4 d	8.6 c	5.4 b	6.1 a -
London CMA	4.9 c	7.2 c	5.5 a	6.5 a ↑	6.2 a	8.4 a ↑	6.0 c	**	5.9 a	7.6 a ↑
Oshawa CMA	2.7 c	3.0 c	3.2 b	2.7 a -	3.1 b	2.0 a ↓	4.8 d	2.2 b	3.3 b	2.3 a ↓
Ottawa-Gatineau CMA (Ont. part)	7.8 c	5.0 b	6.9 b	6.4 a -	6.3 b	6.8 a -	7.6 b	7.5 b -	6.8 a	6.5 a -
Peterborough CMA	**	**	5.7 b	7.1 b ↑	6.1 b	6.3 b -	3.1 c	6.1 c ↑	5.6 b	6.7 a ↑
St. Catharines-Niagara CMA	**	5.3 d	5.0 b	6.3 b ↑	5.6 b	6.5 b -	8.0 b	5.3 c	5.7 a	6.2 a -
Thunder Bay CMA	8.9 c	6.3 c	3.0 b	4.6 b ↑	3.5 b	3.7 a -	7.9 b	6.7 a -	4.0 b	4.4 a -
Toronto CMA	3.8 b	3.8 b -	3.5 a	4.0 a ↑	3.0 a	3.2 a	3.3 b	3.1 b -	3.3 a	3.5 a -
Windsor CMA	10.7 d	8.6 c	7.8 b	7.4 b -	7.6 b	6.3 b ↓	**	**	8.4 a	7.4 a -
Ontario 10,000+	5.1 b	4.8 a -	4.7 a	5.0 a ↑	4.5 a	5.0 a ↑	4.7 a	4.9 a -	4.6 a	5.0 a ↑

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**3.1.5_1 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Barrie CMA	**	++	3.0 d	1.7 c	2.9 a	1.5 a	2.3 c	2.2 c	2.6 b	1.7 c
Brantford CMA	++	++	**	2.4 c	2.2 c	2.4 b	++	3.5 c	2.8 c	2.4 b
Greater Sudbury/Grand Sudbury CMA	++	4.6 d	2.3 c	2.0 c	2.4 c	++	3.7 d	++	2.8 c	**
Guelph CMA	3.8 d	**	3.2 b	3.8 a	3.1 a	3.1 a	3.1 c	1.6 c	3.1 a	3.3 a
Hamilton CMA	4.7 d	**	2.9 b	3.1 c	3.2 b	2.7 a	3.2 b	2.5 b	3.1 b	2.8 a
Kingston CMA	4.1 c	**	4.3 b	2.2 c	3.3 a	3.1 c	3.8 c	2.6 c	3.4 a	2.9 b
Kitchener-Cambridge-Waterloo CMA	3.4 c	1.9 c	3.8 b	3.0 a	3.9 a	2.9 a	3.1 c	2.4 c	3.8 a	2.9 a
London CMA	2.2 c	1.7 b	2.6 a	1.8 a	2.3 a	1.5 a	2.1 c	1.7 c	2.4 a	1.6 a
Oshawa CMA	2.6 c	++	2.3 a	4.6 d	2.1 a	4.0 d	2.1 c	5.8 d	2.2 a	3.8 c
Ottawa-Gatineau CMA (Ont. part)	2.4 b	2.3 c	2.3 b	++	2.3 c	1.2 a	2.3 c	++	2.0 b	0.7 b
Peterborough CMA	++	++	1.9 c	2.0 c	1.8 b	1.8 b	3.7 d	4.5 d	2.3 b	1.3 a
St. Catharines-Niagara CMA	2.5 b	**	2.3 b	2.0 b	1.6 c	2.2 a	2.8 c	2.2 c	1.8 b	2.1 a
Thunder Bay CMA	++	8.5 c	2.9 b	2.9 c	4.2 b	2.0 c	**	++	4.2 b	3.3 d
Toronto CMA	3.2 c	2.9 c	2.2 b	2.7 b	3.2 c	3.3 c	4.0 d	**	2.8 a	2.6 b
Windsor CMA	1.4 a	2.3 b	1.5 a	2.1 b	2.0 b	2.0 b	1.4 a	++	1.6 a	1.6 b
Ontario 10,000+	3.1 b	2.6 b	2.5 a	2.4 a	2.9 a	2.7 a	3.5 c	1.8 c	2.7 a	2.3 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.1.2 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Belleville CA	**	**	4.5 b	4.2 c	5.8 b	4.8 c	1.6 c	6.0 d	5.3 a	4.7 b
Brockville CA	0.0 d	5.4 d	4.2 d	1.9 b	2.6 b	6.0 b	0.0 c	0.0 d	2.8 b	4.6 b
Cornwall CA	**	**	3.4 c	5.0 c	5.3 b	4.4 b	**	3.4 d	4.3 b	4.4 b
Greater Napanee T	**	**	**	2.2 c	1.4 a	1.7 b	**	0.0 d	1.8 c	1.7 b
Hawkesbury CA	**	**	3.4 d	**	5.8 c	4.5 d	**	**	5.7 c	5.6 c
Mississippi Mills T	**	**	**	**	**	**	-	-	**	**
North Grenville MU	**	**	**	**	3.3 b	**	**	**	2.6 b	**
Pembroke CA	**	**	2.4 c	3.5 d	2.9 c	5.3 c	0.0 d	**	2.6 c	4.7 c
Petawawa CA	-	-	1.4 a	13.0 a	4.8 d	9.1 b	9.1 a	3.0 b	4.5 d	9.4 b
Prince Edward CY	**	7.1 a	2.1 a	3.9 a	1.8 a	5.7 a	0.0 a	14.3 a	2.0 a	5.4 a
The Nation M	**	**	**	**	**	**	0.0 d	**	4.5 d	**

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2.2 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Belleville CA	648 a	632 b	768 a	780 a	874 a	882 a	977 a	1,078 a	843 a	854 a
Brockville CA	573 a	565 a	682 a	706 a	789 a	803 a	790 a	788 b	757 a	766 a
Cornwall CA	534 a	551 a	614 a	619 a	729 a	753 a	767 a	787 a	690 a	703 a
Greater Napanee T	551 b	568 a	632 a	655 a	801 a	808 a	869 a	894 b	766 a	773 a
Hawkesbury CA	526 a	558 a	579 a	598 a	679 a	684 a	872 c	859 b	650 a	659 a
Mississippi Mills T	-	**	-	**	-	**	-	-	-	**
North Grenville MU	**	**	**	**	905 a	776 a	**	**	887 b	761 a
Pembroke CA	545 b	558 b	588 a	618 a	763 a	753 a	946 b	886 c	715 a	709 a
Petawawa CA	-	-	549 a	575 a	653 a	714 a	688 a	723 a	632 a	684 a
Prince Edward CY	547 b	548 a	630 a	661 a	756 a	772 a	836 a	862 a	712 a	732 a
The Nation M	**	**	567 a	597 a	657 a	656 b	749 c	783 c	634 a	654 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Belleville CA	116	120	1,734	1,707	3,674	3,639	236	236	5,760	5,702
Brockville CA	85	82	563	573	1,340	1,334	82	86	2,070	2,075
Cornwall CA	193	189	1,106	1,115	2,068	2,065	332	333	3,699	3,702
Greater Napanee T	12	12	114	113	404	400	25	27	555	552
Hawkesbury CA	51	51	168	162	446	439	33	36	698	688
Mississippi Mills T	2	2	17	16	15	16	0	0	34	34
North Grenville MU	2	1	14	4	62	49	3	3	81	57
Pembroke CA	44	38	267	271	556	545	33	34	900	888
Petawawa CA	0	0	79	78	245	242	33	33	357	353
Prince Edward CY	16	14	97	103	227	227	7	7	347	351
The Nation M	3	4	29	28	42	40	15	15	89	87

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Belleville CA	**	**	5.9 b	5.6 b	8.0 a	6.8 b	2.9 c	6.0 d	7.3 a	6.5 b
Brockville CA	0.0 d	**	**	3.9 b	4.4 b	8.9 b	**	0.0 d	4.7 b	7.1 b
Cornwall CA	5.0 d	**	6.8 c	6.8 c	8.0 b	5.5 b	**	3.7 d	7.0 b	5.6 b
Greater Napanee T	**	**	**	2.2 c	1.7 c	2.3 b	**	0.0 d	2.1 c	2.1 b
Hawkesbury CA	**	**	4.2 d	**	5.8 c	5.9 d	**	**	5.9 c	7.6 c
Mississippi Mills T	**	**	**	**	**	**	-	-	**	**
North Grenville MU	**	**	**	**	5.0 b	**	**	**	6.6 c	**
Pembroke CA	**	**	3.0 d	4.7 d	3.1 d	6.7 c	0.0 d	**	2.9 b	6.2 b
Petawawa CA	-	-	1.4 a	14.3 a	5.3 d	10.4 c	9.1 a	3.0 a	4.8 d	10.6 a
Prince Edward CY	**	7.1 a	4.2 b	6.8 a	2.2 a	7.5 a	0.0 a	42.9 a	3.2 a	8.0 a
The Nation M	**	**	**	**	**	**	0.0 d	**	**	**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to
	Apr-13 Apr-13	Apr-14 Apr-14	Apr-13 Apr-13	Apr-14 Apr-14	Apr-13 Apr-13	Apr-14 Apr-14	Apr-13 Apr-13	Apr-14 Apr-14	Apr-13 Apr-13	Apr-14 Apr-14
Belleville CA	2.0 c	**	3.7 c	++	3.3 c	++	5.4 d	5.7 d	3.2 c	1.1 d
Brockville CA	++	++	4.1 d	++	1.7 b	1.8 c	2.9 c	++	2.1 b	1.3 a
Cornwall CA	3.9 c	5.1 d	2.0 c	1.7 c	2.1 a	2.6 c	3.8 c	2.8 b	2.5 a	2.2 b
Greater Napanee T	++	3.3 c	3.6 d	2.1 c	2.3 c	1.0 d	**	1.6 c	2.7 b	1.5 a
Hawkesbury CA	**	**	++	5.3 d	**	4.1 d	**	++	2.1 c	3.9 c
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-
North Grenville MU	**	**	**	**	1.0 a	2.4 c	**	**	1.1 a	2.4 c
Pembroke CA	++	**	++	++	3.2 d	++	++	++	2.5 c	++
Petawawa CA	-	-	++	**	++	**	**	5.8 a	++	6.9 c
Prince Edward CY	++	-2.8 a	2.7 b	4.7 c	5.0 c	**	**	1.6 a	3.9 c	2.5 c
The Nation M	**	**	**	++	++	++	++	++	**	++

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

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++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1.2 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Belleville CA	**	**	4.5 b	4.2 c	6.2 b	5.0 c	4.3 c	**	5.7 a	5.2 b
Brockville CA	0.0 d	5.3 d	4.0 d	2.1 b	2.7 a	5.9 b	0.0 c	0.0 c	2.8 b	4.6 b
Cornwall CA	**	**	3.4 c	5.0 c	5.2 b	4.3 c	1.8 c	2.7 c	4.2 b	4.2 b
Greater Napanee T	**	**	**	2.2 c	1.3 a	1.6 b	**	0.0 d	1.8 c	1.6 b
Hawkesbury CA	**	**	3.6 d	**	5.8 c	4.4 d	**	**	5.6 b	5.2 c
Mississippi Mills T	0.0 a	0.0 a	1.8 c	3.9 a	**	**	-	-	4.4 d	4.5 d
North Grenville MU	**	**	**	**	2.8 a	**	**	**	2.2 b	**
Pembroke CA	**	**	3.6 d	3.9 d	2.7 c	5.0 c	0.0 d	**	2.9 c	4.7 c
Petawawa CA	-	-	1.4 a	13.0 a	4.8 d	9.1 b	7.0 a	2.2 c	4.3 d	9.1 b
Prince Edward CY	**	7.1 a	1.8 a	3.3 a	1.4 a	5.3 a	2.7 a	6.8 a	1.8 a	5.1 a
The Nation M	**	**	**	**	**	**	0.0 d	**	4.3 d	**

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Belleville CA	648 a	632 b	768 a	780 a	874 a	881 a	968 a	1,038 a	845 a	856 a
Brockville CA	572 a	564 a	681 a	703 a	790 a	804 a	804 a	832 c	758 a	767 a
Cornwall CA	534 a	551 a	614 a	619 a	729 a	754 a	790 a	810 a	694 a	708 a
Greater Napanee T	551 b	568 a	632 a	655 a	815 a	822 a	869 a	894 b	778 a	785 a
Hawkesbury CA	526 a	558 a	588 a	610 a	686 a	690 a	832 b	845 b	657 a	667 a
Mississippi Mills T	**	**	624 a	640 a	**	812 a	-	-	652 b	709 a
North Grenville MU	**	**	**	**	889 a	792 a	**	**	876 b	779 a
Pembroke CA	545 b	558 b	583 a	616 a	760 a	754 a	924 c	886 c	712 a	710 a
Petawawa CA	-	-	549 a	575 a	653 a	714 a	813 a	837 b	652 a	699 a
Prince Edward CY	547 b	548 a	680 a	709 a	774 a	816 a	694 a	796 a	733 a	781 a
The Nation M	**	**	567 a	597 a	668 a	671 a	749 a	783 c	640 a	660 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.3_2 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Belleville CA	116	120	1,746	1,719	3,743	3,704	311	311	5,916	5,854
Brockville CA	86	83	587	597	1,371	1,365	96	100	2,140	2,145
Cornwall CA	193	189	1,106	1,115	2,098	2,098	404	410	3,801	3,812
Greater Napanee T	12	12	114	113	418	414	25	27	569	566
Hawkesbury CA	51	51	188	186	479	472	47	50	765	759
Mississippi Mills T	9	9	48	47	30	32	0	0	87	88
North Grenville MU	2	1	17	7	74	61	3	3	96	72
Pembroke CA	44	38	274	278	588	577	34	35	940	928
Petawawa CA	0	0	79	78	245	242	45	45	369	365
Prince Edward CY	16	14	114	120	292	301	73	73	495	508
The Nation M	3	4	29	28	46	44	15	15	93	91

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3.1.4_2 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Belleville CA	**	**	5.9 b	5.6 b	8.4 a	7.0 b	5.2 c	**	7.6 a	6.9 b
Brockville CA	0.0 d	**	**	3.9 b	4.5 b	8.8 b	1.4 d	0.0 c	4.8 b	7.0 b
Cornwall CA	5.0 d	**	6.8 c	6.8 c	7.9 b	5.4 b	2.3 c	3.4 d	6.9 b	5.4 b
Greater Napanee T	**	**	**	2.2 c	1.7 c	2.2 b	**	0.0 d	2.0 c	2.1 b
Hawkesbury CA	**	**	4.3 d	**	5.8 c	5.7 d	**	**	5.8 b	7.0 c
Mississippi Mills T	0.0 a	0.0 a	1.8 c	5.9 a	**	**	-	-	4.4 d	5.7 d
North Grenville MU	**	**	**	**	4.2 b	**	**	**	5.6 b	**
Pembroke CA	**	**	4.1 d	5.1 d	3.0 c	6.3 c	0.0 d	**	3.1 c	6.0 b
Petawawa CA	-	-	1.4 a	14.3 a	5.3 d	10.4 c	8.9 a	2.2 c	4.9 d	10.2 c
Prince Edward CY	**	7.1 a	3.5 b	6.7 a	1.7 a	7.0 a	2.7 a	11.0 a	2.7 a	7.5 a
The Nation M	**	**	**	**	**	**	0.0 d	**	5.8 d	**

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3.1.5.2 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
	Apr-13 to Apr-14	Apr-13 to Apr-14	Apr-13 to Apr-14	Apr-13 to Apr-14	Apr-13 to Apr-14	Apr-13 to Apr-14	Apr-13 to Apr-14	Apr-13 to Apr-14	Apr-13 to Apr-14	Apr-13 to Apr-14
Belleville CA	2.0 c	**	3.7 c	++	3.3 c	++	5.2 d	5.1 d	3.2 c	++
Brockville CA	**	++	3.9 d	++	1.8 b	1.8 c	2.8 c	++	2.2 b	1.3 a
Cornwall CA	3.9 c	5.1 d	2.0 c	1.7 c	2.1 a	2.6 c	3.2 c	2.6 b	2.4 a	2.1 b
Greater Napanee T	++	3.3 c	3.6 d	2.1 c	2.3 c	1.0 d	**	1.6 c	2.6 b	1.4 a
Hawkesbury CA	**	**	++	5.2 d	2.3 c	3.5 d	**	++	2.7 c	3.5 c
Mississippi Mills T	**	**	++	2.1 c	**	**	-	-	++	4.5 d
North Grenville MU	**	**	**	**	1.0 a	2.7 c	**	**	1.1 a	2.7 c
Pembroke CA	++	**	++	++	3.2 d	++	++	++	2.5 c	++
Petawawa CA	-	-	++	**	++	**	**	6.2 c	++	6.9 c
Prince Edward CY	++	-2.8 a	2.6 a	4.4 c	4.0 d	6.1 c	**	13.9 a	3.1 d	5.6 b
The Nation M	**	**	**	++	++	++	++	++	**	**

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Brighton MU	**	**	**	0.0 d	**	**	**	**	**	**
Brock TP	**	**	**	**	**	0.0 d	**	**	**	**
Cobourg CA	0.0 d	**	0.5 b	1.4 d	0.0 c	0.5 b	**	0.0 d	0.3 b	0.9 a
Collingwood CA	5.7 c	5.7 c	3.7 c	0.0 c	1.8 c	0.5 b	**	**	2.8 b	0.7 a
Erin T	-	-	-	**	**	**	-	-	**	**
Haldimand County CY	**	**	3.1 b	0.0 d	1.2 a	**	4.0 a	**	2.2 a	**
Kawartha Lakes CA	**	0.0 d	2.4 b	0.7 a	2.1 c	1.0 a	2.9 c	**	2.4 b	0.9 a
Midland CA	0.0 d	0.0 d	4.2 c	4.0 c	2.6 c	3.6 d	0.0 d	0.0 d	3.2 c	3.7 c
Orillia CA	**	6.0 d	2.8 b	5.4 b	3.4 c	3.0 c	**	**	3.1 b	4.0 b
Port Hope CA	3.4 a	**	3.6 d	3.7 c	2.4 b	1.5 a	**	0.0 a	2.9 b	2.2 b
Scugog TP	**	**	0.0 d	**	0.0 d	2.0 a	**	**	0.0 c	2.3 b
West Grey MU	**	**	**	**	**	**	**	**	4.7 d	**

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1.1.2_3 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Brighton MU	**	**	628 b	629 a	749 a	816 a	**	**	731 a	791 a
Brock TP	**	**	675 a	683 b	807 a	822 a	**	**	775 a	784 a
Cobourg CA	519 c	547 c	788 a	804 a	912 a	944 a	1,046 b	1,158 a	874 a	904 a
Collingwood CA	671 b	638 a	759 a	813 a	908 a	938 a	888 b	893 c	827 a	863 a
Erin T	-	-	-	**	**	**	-	-	**	**
Haldimand County CY	**	**	680 a	653 b	723 a	702 b	744 a	750 b	704 a	694 a
Kawartha Lakes CA	578 b	610 c	822 a	822 a	1,005 a	1,032 a	1,174 b	1,224 d	922 a	938 b
Midland CA	549 b	540 b	716 a	748 a	815 a	857 a	958 b	1,105 b	772 a	808 a
Orillia CA	624 b	643 a	764 a	776 a	880 a	913 a	973 a	1,103 a	823 a	850 a
Port Hope CA	600 a	**	807 a	884 a	902 a	976 a	**	1,275 a	850 a	951 a
Scugog TP	**	**	772 a	837 b	980 b	1,014 b	**	**	995 a	1,027 a
West Grey MU	**	**	526 a	565 a	618 b	592 a	**	681 c	594 b	585 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Brighton MU	1	1	21	21	149	152	4	4	175	178
Brock TP	2	2	28	28	67	67	5	5	102	102
Cobourg CA	31	30	254	254	564	565	59	60	908	909
Collingwood CA	38	39	223	221	262	262	11	10	534	532
Erin T	0	0	0	2	5	6	0	0	5	8
Haldimand County CY	8	8	168	170	184	182	25	25	385	385
Kawartha Lakes CA	73	71	605	598	691	693	71	72	1,440	1,434
Midland CA	26	24	376	372	595	596	29	30	1,026	1,022
Orillia CA	111	107	584	585	891	897	56	52	1,642	1,641
Port Hope CA	28	28	218	218	303	303	23	23	572	572
Scugog TP	2	1	39	38	53	52	50	50	144	141
West Grey MU	5	5	26	28	105	100	16	18	152	151

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1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Brighton MU	**	**	**	**	**	**	**	**	**	**
Brock TP	**	**	**	**	**	4.7 d	**	**	**	**
Cobourg CA	0.0 d	**	2.0 c	1.4 d	1.3 a	1.2 a	**	0.0 d	1.5 b	1.5 a
Collingwood CA	11.4 d	**	6.3 b	2.7 b	3.5 c	0.5 b	**	**	5.2 b	2.1 b
Erin T	-	-	-	**	**	**	-	-	**	**
Haldimand County CY	**	**	3.1 b	**	3.1 c	**	4.0 a	**	3.1 b	**
Kawartha Lakes CA	**	0.0 d	3.1 c	2.2 c	3.1 d	2.5 c	2.9 c	**	3.1 c	2.3 c
Midland CA	0.0 d	**	7.9 b	5.3 c	4.9 d	5.7 c	0.0 d	0.0 d	6.0 c	5.5 c
Orillia CA	**	7.1 c	6.8 b	6.0 b	6.1 b	5.0 b	**	**	6.4 b	5.4 b
Port Hope CA	3.4 a	**	4.2 d	3.7 c	3.9 c	1.8 a	**	0.0 a	4.0 c	2.4 b
Scugog TP	**	**	0.0 d	**	0.0 d	2.0 a	**	**	0.7 a	2.3 b
West Grey MU	**	**	**	**	**	**	**	**	**	**

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**1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Brighton MU	**	**	**	**	++	8.2 a	**	**	++	6.9 b
Brock TP	**	**	**	7.9 c	**	1.9 c	**	**	++	3.4 c
Cobourg CA	++	2.9 c	++	++	++	2.9 c	++	**	++	2.7 c
Collingwood CA	++	++	1.5 d	3.1 d	1.1 d	3.1 c	**	1.7 c	1.4 a	1.9 c
Erin T	-	-	-	**	-	**	-	-	-	**
Haldimand County CY	**	**	2.0 b	++	1.4 a	++	2.5 b	1.5 a	1.8 a	++
Kawartha Lakes CA	**	++	4.5 d	++	2.2 c	2.6 c	4.1 d	++	3.4 d	1.6 c
Midland CA	**	++	3.6 c	++	3.7 d	++	**	**	3.1 d	0.9 d
Orillia CA	2.2 c	2.6 c	2.4 c	++	1.4 a	++	**	**	1.4 a	1.2 d
Port Hope CA	**	**	3.4 d	5.1 d	++	**	**	**	**	**
Scugog TP	**	**	++	**	++	2.3 b	**	**	1.6 c	2.2 c
West Grey MU	**	**	++	**	**	++	**	**	++	**

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1_3 Private Row (Townhouse) and Apartment Vacancy Rates (%)

by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Brighton MU	**	**	**	0.0 d	**	**	**	**	**	**
Brock TP	**	**	**	**	**	0.0 d	**	**	**	**
Cobourg CA	0.0 d	**	0.4 b	1.1 d	0.0 c	0.4 b	**	0.0 d	0.3 b	0.8 d
Collingwood CA	5.7 c	5.7 c	3.7 c	0.0 c	1.8 c	0.5 b	**	4.8 b	2.8 b	0.9 d
Erin T	-	-	-	**	**	**	-	-	**	**
Haldimand County CY	**	**	3.1 b	0.0 d	1.1 a	**	6.6 a	5.1 d	2.8 b	**
Kawartha Lakes CA	**	0.0 d	2.4 b	0.7 a	2.1 c	1.0	2.1 c	**	2.3 b	0.9 d
Midland CA	0.0 d	0.0 d	4.2 c	4.0 c	2.5 c	3.4 c	0.0 d	2.8 a	3.1 c	3.6 c
Orillia CA	**	6.0 d	2.8 b	5.4 b	3.3 c	3.0 c	7.2 c	0.8 a	3.5 b	3.8 b
Port Hope CA	3.4 a	**	3.6 d	3.7 c	2.4 b	1.5 a	**	0.0 a	2.9 b	2.2 b
Scugog TP	**	**	0.0 d	**	0.0 c	2.0 a	**	**	0.0 c	2.3 b
West Grey MU	**	**	**	**	**	**	**	**	4.7 d	**

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while - indicates that the change is not statistically significant.

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_3 Private Row (Townhouse) and Apartment Average Rents (\$)

by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Brighton MU	**	**	628 b	629 a	749 a	816 a	**	**	736 a	794 a
Brock TP	**	**	675 a	683 b	807 a	822 a	**	**	775 a	784 a
Cobourg CA	519 c	547 c	817 a	821 a	909 a	935 a	1,046 b	1,158 b	878 a	900 a
Collingwood CA	671 b	638 a	759 a	813 a	908 a	938 a	888 d	**	827 a	863 a
Erin T	-	-	-	**	**	**	-	-	**	**
Haldimand County CY	**	**	680 a	653 b	726 a	707 a	763 a	764 a	714 a	706 a
Kawartha Lakes CA	578 b	610 c	822 a	822 a	1,004 a	1,036 a	1,188 a	1,217 b	930 a	945 a
Midland CA	549 b	540 b	716 a	748 a	815 a	857 a	958 b	1,105 b	772 a	808 a
Orillia CA	624 b	643 a	764 a	776 a	878 a	913 a	997 a	1,164 a	839 a	871 a
Port Hope CA	600 a	**	807 a	884 a	902 a	976 a	**	1,275 a	850 a	951 a
Scugog TP	**	**	772 a	837 b	980 b	1,014 b	**	**	995 a	1,027 a
West Grey MU	**	**	526 a	565 a	618 b	592 a	**	681 c	594 b	585 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Brighton MU	1	1	21	21	149	152	9	9	180	183
Brock TP	2	2	28	28	67	67	5	5	102	102
Cobourg CA	31	30	260	263	592	596	181	182	1,064	1,071
Collingwood CA	38	39	223	221	262	262	22	21	545	543
Erin T	0	0	0	2	5	6	0	0	5	8
Haldimand County CY	8	8	168	170	210	208	75	75	461	461
Kawartha Lakes CA	73	71	605	598	722	717	94	94	1,494	1,480
Midland CA	26	24	376	372	620	621	54	55	1,076	1,072
Orillia CA	111	107	584	585	899	905	213	147	1,807	1,744
Port Hope CA	28	28	218	218	303	303	23	23	572	572
Scugog TP	2	1	39	38	56	55	50	50	147	144
West Grey MU	5	5	26	28	105	100	16	18	152	151

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4_3 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Brighton MU	**	**	**	**	**	**	**	**	**	**
Brock TP	**	**	**	**	**	4.7 d	**	**	**	**
Cobourg CA	0.0 d	**	1.5 c	1.1 d	1.1 a	1.1 a	**	0.0 d	1.3 a	1.3 a
Collingwood CA	11.4 d	**	6.3 b	2.7 b	3.5 c	0.5 b	**	4.8 b	5.1 b	2.2 b
Erin T	-	-	-	**	**	**	-	-	**	**
Haldimand County CY	**	**	3.1 b	**	3.3 c	**	7.9 a	**	4.1 c	**
Kawartha Lakes CA	**	0.0 d	3.1 c	2.2 c	3.0 c	2.4 c	2.1 c	**	3.0 c	2.2 c
Midland CA	0.0 d	**	7.9 b	5.3 c	4.6 d	5.5 c	0.0 d	2.8 a	5.7 c	5.3 c
Orillia CA	**	7.1 c	6.8 b	6.0 b	6.1 b	5.0 b	11.6 d	2.3 c	6.9 b	5.2 b
Port Hope CA	3.4 a	**	4.2 d	3.7 c	3.9 c	1.8 a	**	0.0 a	4.0 c	2.4 b
Scugog TP	**	**	0.0 d	**	1.8 a	2.0 a	**	**	1.4 a	2.3 b
West Grey MU	**	**	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.5_3 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario - Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Brighton MU	**	**	**	**	++	8.2	**	**	++	6.6
Brock TP	**	**	**	7.9	**	1.9	**	**	++	3.4
Cobourg CA	++	2.9	++	**	++	2.8	++	**	++	**
Collingwood CA	++	++	1.5	3.1	1.1	3.1	++	**	1.4	1.9
Erin T	-	-	-	**	-	**	-	-	-	**
Haldimand County CY	**	**	2.0	++	1.4	++	1.6	1.1	1.6	++
Kawartha Lakes CA	**	++	4.5	++	2.2	2.5	**	++	3.4	**
Midland CA	**	++	3.6	++	3.7	++	++	**	3.1	0.9
Orillia CA	2.2	2.6	2.4	++	1.4	++	2.5	**	1.4	1.2
Port Hope CA	**	**	3.4	5.1	++	**	**	**	**	**
Scugog TP	**	**	++	**	++	2.3	**	**	1.6	2.2
West Grey MU	**	**	++	**	**	++	**	**	++	**

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Bracebridge T	**	**	5.8 d	**	5.6 b	3.1 c	0.0	0.0	5.1 b	3.8 c
Eliot Lake CA	5.7 a	11.4 a	13.2 a	14.5 a	15.3 a	20.1 a	5.8 a	12.8 a	13.8 a	18.0 a
Gravenhurst T	**	**	**	2.8 b	**	**	**	**	**	6.8 c
Huntsville T	**	**	**	**	2.5 c	2.9 c	**	**	1.8 c	3.4 d
Kenora CA	21.1 d	11.1 d	2.7 c	2.5 c	5.0 d	5.1 c	**	**	5.1 d	4.6 b
North Bay CA	**	**	5.7 d	**	3.7 d	3.5 d	**	**	4.2 c	5.0 d
Sault Ste. Marie CA	0.0 d	**	1.4 a	2.0 c	1.0 a	2.9 c	0.0 c	0.0 c	1.0 a	2.5 b
Temiskaming Shores CA	**	**	1.3 d	**	2.1 c	4.2 d	**	**	2.7 b	5.0 d
Timmins CA	**	**	1.3 a	3.1 d	0.6 a	2.6 b	1.1 d	4.7 d	1.1 a	3.3 c
West Nipissing M	0.0 d	**	**	4.0 d	2.5 c	8.2 c	0.0 d	0.0 d	1.7 c	6.2 c

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2_4 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Bracebridge T	610 b	602 b	780 a	793 a	884 a	886 a	1,013 a	1,085 a	849 a	854 a
Eliot Lake CA	428 a	436 a	512 a	527 a	578 a	597 a	659 a	678 a	563 a	581 a
Gravenhurst T	**	**	718 a	689 a	863 a	891 a	1,003 a	981 a	806 a	803 b
Huntsville T	668 b	688 b	776 a	813 a	930 a	941 a	999 b	1,060 b	865 a	891 a
Kenora CA	458 a	524 a	651 a	646 a	810 a	805 a	**	**	725 a	727 a
North Bay CA	535 a	485 a	685 a	703 a	846 a	878 a	924 a	1,113 b	786 a	813 a
Sault Ste. Marie CA	520 b	554 b	649 a	712 a	765 a	814 a	793 a	820 b	724 a	767 a
Temiskaming Shores CA	477 a	509 a	589 a	598 a	662 a	666 a	763 a	781 a	637 a	649 a
Timmins CA	575 b	563 b	711 a	723 a	847 a	857 a	960 a	984 a	795 a	809 a
West Nipissing M	447 b	464 b	573 a	606 a	683 a	727 a	796 b	808 b	627 a	670 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Bracebridge T	15	15	75	89	168	170	12	12	270	286
Elliot Lake CA	35	35	306	306	826	827	86	86	1,253	1,254
Gravenhurst T	19	15	71	75	140	139	6	7	236	236
Huntsville T	9	9	120	111	159	173	15	15	303	308
Kenora CA	20	20	145	145	181	180	11	12	357	357
North Bay CA	173	168	991	962	1,702	1,695	222	216	3,088	3,041
Sault Ste. Marie CA	182	183	1,683	1,685	2,526	2,523	287	285	4,678	4,676
Temiskaming Shores CA	23	23	104	104	179	177	39	39	345	343
Timmins CA	71	74	559	551	785	784	110	112	1,525	1,521
West Nipissing M	22	21	130	140	193	213	29	27	374	401

The following letter codes are used to indicate the reliability of the estimates:

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Bracebridge T	**	**	7.2	**	8.0	5.6	16.7	0.0	7.9	5.7
Elliot Lake CA	8.6	17.1	14.1	15.1	15.6	21.1	5.8	16.3	14.4	19.2
Gravenhurst T	**	**	**	4.2	**	**	**	**	**	7.3
Huntsville T	**	**	**	**	3.4	3.6	**	**	2.7	3.8
Kenora CA	21.1	**	5.5	4.1	5.7	5.7	**	**	**	5.9
North Bay CA	**	**	**	**	5.9	**	**	**	6.5	7.4
Sault Ste. Marie CA	**	**	1.8	3.6	1.5	4.4	0.0	0.5	1.5	4.1
Temiskaming Shores CA	**	**	6.4	**	3.6	5.9	**	**	5.4	6.7
Timmins CA	**	**	4.2	5.4	1.7	5.2	**	**	2.9	5.8
West Nipissing M	0.0	**	3.3	5.0	5.8	14.8	0.0	0.0	4.2	10.4

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click Methodology or Data Reliability Tables Appendix link for more details

**1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
	to	to	to	to	to	to	to	to	to	to
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Bracebridge T	**	++	4.2 d	1.2 d	4.2 d	++	**	7.4 a	2.6 c	1.1 d
Elliot Lake CA	5.1 d	3.8 a	4.7 a	5.7 c	4.2 a	3.0 a	4.5 a	3.4 c	4.5 a	3.0 a
Gravenhurst T	**	**	++	++	++	++	**	**	++	++
Huntsville T	++	**	5.0 d	++	1.9 c	2.8 c	**	**	2.3 b	2.8 c
Kenora CA	**	**	**	**	5.6 d	-3.8 d	**	**	4.2 d	++
North Bay CA	++	++	++	++	**	++	++	++	++	++
Sault Ste. Marie CA	**	++	4.7 d	**	7.1 b	5.8 d	**	4.3 d	5.6 c	6.0 d
Temiskaming Shores CA	2.5 c	4.3 c	5.7 d	++	2.4 c	1.0 a	++	**	2.6 c	1.8 c
Timmins CA	**	++	**	++	4.5 d	++	++	4.3 d	5.7 c	++
West Nipissing M	++	++	++	5.3 c	3.5 d	4.8 c	++	++	**	4.1 d

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1_4 Private Row (Townhouse) and Apartment Vacancy Rates (%)**by Bedroom Type****Ontario - Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Bracebridge T	**	**	5.6 d	6.0 d	5.5 b	3.1 c	6.0 a	0.0 a	5.3 b	3.7 c
Elliot Lake CA	5.7 a	11.4 a	13.2 a	14.5 a	15.2 a	19.6 a	8.7 a	16.6 a	13.6 a	17.8 a
Gravenhurst T	**	**	**	2.8 b	5.7 d	9.2 c	**	**	5.6 d	6.3 c
Huntsville T	**	**	**	3.3 d	5.9 d	2.6 c	0.0 c	3.9 d	3.4 d	3.3 d
Kenora CA	21.1 d	11.1 d	2.7 c	2.5 c	5.0 d	5.1 c	6.1 b	9.8 c	5.3 d	4.8 b
North Bay CA	**	**	5.7 d	**	3.9 c	4.7 d	4.0 c	**	4.4 c	6.4 c
Sault Ste. Marie CA	0.0 c	**	1.4 a	2.0 c	1.0 a	2.9 c	0.7 b	**	1.1 a	2.5 b
Temiskaming Shores CA	**	**	1.3 d	**	2.1 c	4.2 d	**	**	2.7 b	5.0 d
Timmins CA	**	**	1.3 a	3.0 d	0.5 b	2.4 b	**	4.2 d	0.9 a	3.1 c
West Nipissing M	0.0 d	**	**	3.8 d	**	7.5 c	0.0 d	0.0 d	1.6 c	5.8 c

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while - indicates that the change is not statistically significant.

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details**3.1.2_4 Private Row (Townhouse) and Apartment Average Rents (\$)****by Bedroom Type****Ontario - Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Bracebridge T	610 b	602 b	780 a	791 a	884 a	885 a	1,057 a	1,089 a	854 a	856 a
Elliot Lake CA	428 a	436 a	512 a	527 a	578 a	596 a	619 a	644 a	565 a	584 a
Gravenhurst T	**	**	718 a	689 b	859 a	883 a	1,003 b	981 a	807 a	805 a
Huntsville T	668 b	688 b	776 a	809 a	945 a	952 a	1,176 a	1,267 b	906 a	922 a
Kenora CA	458 a	524 a	651 a	646 a	810 a	805 a	627 b	595 b	712 a	711 a
North Bay CA	534 a	486 a	684 a	700 b	843 a	876 a	914 a	975 b	795 a	819 a
Sault Ste. Marie CA	520 b	554 a	648 a	712 a	765 a	816 a	779 a	814 a	725 a	771 a
Temiskaming Shores CA	477 a	509 a	589 a	598 a	662 a	666 a	763 a	781 a	637 a	649 a
Timmins CA	575 b	563 b	711 a	719 a	855 a	866 a	977 a	1,001 a	809 a	823 a
West Nipissing M	447 b	464 b	573 a	608 a	684 a	731 a	797 b	808 b	630 a	674 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**3.1.3_4 Number of Private Row (Townhouse) and Apartment Units in the Universe
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Bracebridge T	15	15	77	91	169	171	16	16	277	293
Elliot Lake CA	35	35	306	306	861	863	167	167	1,369	1,371
Gravenhurst T	19	15	71	75	158	157	6	7	254	254
Huntsville T	9	9	126	117	179	193	33	33	347	352
Kenora CA	20	20	145	145	181	180	35	36	381	381
North Bay CA	176	171	998	969	1,829	1,829	498	485	3,501	3,454
Sault Ste. Marie CA	183	184	1,689	1,691	2,562	2,563	469	471	4,903	4,909
Temiskaming Shores CA	23	23	104	104	179	177	39	39	345	343
Timmins CA	71	74	579	565	883	880	166	168	1,699	1,687
West Nipissing M	22	21	132	142	207	231	30	32	391	426

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**3.1.4_4 Private Row (Townhouse) and Apartment Availability Rates (%)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Bracebridge T	**	**	7.1 c	**	8.0 b	5.6 b	18.7 a	0.0 a	8.0 b	5.5 b
Elliot Lake CA	8.6 a	17.1 a †	14.1 a	15.1 a †	15.6 a	20.5 a †	8.7 a	18.2 a	14.2 a	18.9 a †
Gravenhurst T	**	**	**	4.2 b	**	9.2 c	**	**	**	6.8 c
Huntsville T	**	**	**	3.3 d	**	3.3 d	3.2 c	3.9 d	4.6 c	3.6 d
Kenora CA	21.1 d	**	5.5 d	4.1 d	5.7 d	5.7 b	6.1 b	13.0 c †	6.6 c	6.3 b
North Bay CA	**	**	**	**	6.0 c	7.1 c	8.1 c	13.2 c †	7.0 c	8.5 c
Sault Ste. Marie CA	**	**	1.9 c	3.6 d	1.5 c	4.4 c	0.7 b	**	1.6 b	4.0 c
Temiskaming Shores CA	**	**	6.4 c	**	3.6 d	5.9 d	**	**	5.4 c	6.7 c
Timmins CA	**	**	4.2 d	5.2 c	1.5 a	5.2 c †	**	11.8 d	2.6 b	6.1 b †
West Nipissing M	0.0 d	**	3.2 d	4.8 d	5.5 d	13.6 d †	0.0 d	0.0 d	4.0 d	9.8 c †

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** Data suppressed to protect confidentiality or data not statistically reliable.

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† indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while – indicates that the change is not statistically significant.

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.5_4 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to
	Apr-13 Apr-14	Apr-13 Apr-14	Apr-13 Apr-14	Apr-13 Apr-14	Apr-13 Apr-14	Apr-13 Apr-14	Apr-13 Apr-14	Apr-13 Apr-14	Apr-13 Apr-14	Apr-13 Apr-14
Bracebridge T	**	++	4.4 d	++	4.2 d	++	**	6.3 a	3.0 c	**
Elliot Lake CA	5.1 d	3.8 a	4.7 a	5.7 c	4.3 a	3.0 a	4.5 a	3.6 b	4.5 a	3.1 a
Gravenhurst T	**	**	++	++	++	++	**	**	++	++
Huntsville T	++	**	5.0 d	++	1.5 c	2.3 c	++	2.1 a	1.6 c	2.7 c
Kenora CA	**	**	**	**	5.6 d	-3.8 d	2.3 c	-6.5 c	3.9 d	++
North Bay CA	++	++	++	++	**	++	**	4.3 c	**	++
Sault Ste. Marie CA	**	++	4.9 d	**	6.9 b	5.8 d	++	5.0 d	5.1 c	**
Temiskaming Shores CA	2.5 c	4.3 c	5.7 d	++	2.4 c	1.0 a	++	**	2.6 c	1.8 c
Timmins CA	**	++	**	++	4.4 d	++	++	4.3 d	5.5 c	++
West Nipissing M	++	++	++	5.1 d	3.4 d	4.7 d	++	++	**	4.0 d

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix link](#) for more details

1.1.1_5 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Centre Wellington CA	**	6.1 c	0.0 d	1.5 a †	0.0 d	1.9 c †	**	3.3 a	0.0 d	2.0 b †
Chatham-Kent CA	**	**	6.4 c	5.1 c -	5.8 b	5.6 c -	**	4.4 d	6.4 b	5.5 b -
Essex T	**	**	9.4 c	**	5.5 d	3.3 d -	**	**	6.5 c	3.3 d -
Ingersoll CA	-	-	20.7 a	8.3 c †	11.4 c	4.2 c †	**	**	13.7 a	5.2 b †
Kincardine MU	33.3 a	**	7.3 c	4.9 c †	9.4 b	7.5 c -	**	**	10.1 c	6.3 c †
Lambton Shores MU	-	-	**	**	3.3 d	8.5 a †	**	**	2.7 c	6.5 a †
Leamington CA	4.6 a	**	2.6 b	3.5 c -	4.0 c	4.1 c -	**	3.9 d	3.4 b	4.0 b -
Meaford MU	**	**	**	**	4.9 c	13.0 d †	**	0.0 a	5.2 d	**
Norfolk CA	**	**	**	**	2.0 c	2.1 c -	0.0 d	**	3.0 d	2.5 c -
North Perth MU	**	**	**	**	4.7 d	5.0 d -	**	**	4.2 d	5.0 d -
Owen Sound CA	**	0.0 d	5.3 c	**	5.7 c	**	0.8 d	3.5 d †	4.9 c	5.7 c †
Sarnia CA	4.2 d	**	7.0 c	6.4 b -	**	8.1 b	**	4.9 b	7.1 c	7.2 b -
Saugeen Shores T	**	**	9.6 c	9.4 c -	4.9 c	2.7 a †	8.0 b	3.8 a †	6.7 b	5.6 b -
Stratford CA	**	**	3.2 c	3.7 c -	4.0 c	5.2 b †	1.5 c	5.8 b †	3.6 b	4.6 b †
Tillsonburg CA	0.0 a	10.0 a †	5.1 c	4.9 d -	2.5 b	2.7 b -	4.0 c	**	3.3 b	3.4 c -
Woodstock CA	**	0.0 d	1.8 c	1.8 b -	1.8 c	1.6 b -	**	**	1.8 c	1.6 b -

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

† indicates the year-over-year change is a statistically significant increase, ‡ indicates the change is a statistically significant decrease, while - indicates that the change is not statistically significant.

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2_5 Private Apartment Average Rents (\$)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Centre Wellington CA	609 ^b	610 ^b	752 ^a	760 ^a	864 ^a	875 ^a	1,012 ^a	1,027 ^a	823 ^a	836 ^a
Chatham-Kent CA	522 ^b	502 ^b	620 ^a	627 ^a	701 ^a	728 ^a	654 ^a	740 ^c	666 ^a	687 ^a
Essex T	**	**	594 ^b	621 ^b	682 ^b	689 ^b	**	**	648 ^b	674 ^b
Ingersoll CA	-	-	697 ^a	712 ^a	745 ^a	755 ^a	**	**	734 ^a	744 ^a
Kincardine MU	**	**	725 ^a	727 ^b	846 ^a	843 ^b	**	**	795 ^a	803 ^b
Lambton Shores MU	-	-	**	**	743 ^a	663 ^a	**	**	743 ^a	638 ^a
Leamington CA	528 ^a	540 ^a	637 ^a	670 ^a	772 ^a	786 ^a	1,014 ^a	1,029 ^a	720 ^a	741 ^a
Meaford MU	**	**	677 ^b	732 ^c	811 ^a	813 ^a	847 ^a	899 ^a	788 ^a	804 ^b
Norfolk CA	499 ^b	505 ^a	580 ^b	614 ^a	648 ^a	656 ^a	**	822 ^c	626 ^a	645 ^a
North Perth MU	**	**	611 ^b	602 ^b	733 ^a	728 ^a	**	**	709 ^a	687 ^a
Owen Sound CA	555 ^a	571 ^b	689 ^a	703 ^a	827 ^a	841 ^a	862 ^a	885 ^a	768 ^a	784 ^a
Sarnia CA	600 ^a	615 ^a	681 ^a	699 ^a	792 ^a	811 ^a	1,065 ^d	1,066 ^c	741 ^a	762 ^a
Saugeen Shores T	**	563 ^a	682 ^a	668 ^a	815 ^a	804 ^a	912 ^a	925 ^a	787 ^a	777 ^a
Stratford CA	537 ^b	561 ^a	670 ^a	687 ^a	810 ^a	832 ^a	949 ^a	967 ^a	759 ^a	780 ^a
Tillsonburg CA	515 ^a	532 ^a	632 ^a	652 ^a	750 ^a	765 ^a	854 ^a	841 ^a	713 ^a	728 ^a
Woodstock CA	518 ^a	532 ^b	741 ^a	796 ^a	979 ^c	1,121 ^b	799 ^a	835 ^a	881 ^b	1,001 ^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**1.1.3_5 Number of Private Apartment Units in the Universe
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Centre Wellington CA	34	29	218	217	450	446	36	37	738	729
Chatham-Kent CA	129	114	1,645	1,629	2,374	2,371	538	520	4,686	4,634
Essex T	4	4	56	58	99	101	7	7	166	170
Ingersoll CA	0	0	39	39	108	103	3	4	150	146
Kincardine MU	9	8	59	66	122	123	7	7	197	204
Lambton Shores MU	0	0	2	9	66	71	12	12	80	92
Leamington CA	23	24	481	486	608	611	55	55	1,167	1,176
Meaford MU	7	7	58	61	130	131	17	16	212	215
Norfolk CA	16	15	242	244	598	597	31	30	887	886
North Perth MU	22	22	101	99	221	221	45	44	389	386
Owen Sound CA	71	71	659	675	836	825	215	216	1,781	1,787
Sarnia CA	190	194	2,338	2,328	2,709	2,714	189	184	5,426	5,420
Saugeen Shores T	11	13	117	115	228	229	51	52	407	409
Stratford CA	32	33	773	774	1,017	1,028	138	142	1,960	1,977
Tillsonburg CA	10	10	273	272	565	567	27	27	875	876
Woodstock CA	20	20	855	855	1,423	1,431	96	104	2,394	2,410

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix link](#) for more details

I.1.4_5 Private Apartment Availability Rates (%)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Centre Wellington CA	**	6.1 c	**	3.3 d	0.0 d	4.2 d	**	6.5 a	0.8 d	4.1 c
Chatham-Kent CA	**	**	8.0 c	7.1 b	7.1 b	6.9 b	**	**	7.7 b	7.2 b
Essex T	**	**	11.3 d	5.9 d	5.5 d	4.4 d	**	**	7.2 c	6.0 c
Ingersoll CA	-	-	23.2 a	10.8 c	12.4 c	6.4 b	**	**	15.0 a	7.4 b
Kincardine MU	33.3 a	**	7.3 c	4.9 c	11.1 c	7.5 c	**	**	11.2 c	6.3 c
Lambton Shores MU	-	-	**	**	3.3 d	8.5 a	**	**	2.7 c	6.5 a
Leamington CA	4.6 a	**	4.4 c	5.6 b	4.9 b	5.1 b	**	5.9 d	5.0 b	5.4 b
Meaford MU	**	**	**	**	9.8 b	13.9 d	12.5 d	6.2 a	9.9 c	**
Norfolk CA	**	**	**	3.1 d	3.0 c	3.3 d	0.0 d	**	3.7 d	3.5 d
North Perth MU	**	**	**	**	5.5 d	**	**	**	4.8 d	6.0 d
Owen Sound CA	**	**	7.1 c	8.0 c	8.1 c	**	3.7 c	**	7.1 b	7.6 c
Sarnia CA	7.0 c	9.4 c	11.1 c	8.2 b	11.0 d	11.1 a	**	8.5 c	10.8 c	9.7 a
Saugeen Shores T	**	**	10.6 d	11.3 c	5.4 c	6.7 a	10.0 b	9.6 b	7.5 b	9.2 a
Stratford CA	**	**	4.2 b	4.1 c	5.4 b	6.2 b	1.5 c	6.6 c	4.9 b	5.3 b
Tillsonburg CA	10.0 a	10.0 a	7.7 b	6.8 c	4.2 b	4.0 c	4.0 c	**	5.4 b	4.8 b
Woodstock CA	**	0.0 d	3.9 d	3.2 b	2.4 c	3.1 c	**	**	2.9 b	3.1 b

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to	Apr-12 to	Apr-13 to
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Centre Wellington CA	**	++	3.0 c	2.6 b	3.2 b	3.0 b	**	1.5 a	3.0 a	2.8 b
Chatham-Kent CA	2.9 c	2.0 c	2.1 b	2.0 c	1.8 c	2.0 c	**	++	2.0 c	1.9 c
Essex T	**	**	-3.8 d	2.2 c	**	1.1 d	**	**	-2.4 c	2.4 c
Ingersoll CA	-	-	5.0 a	1.6 a	2.8 b	1.6 a	**	**	3.2 b	1.2 a
Kincardine MU	**	**	++	++	++	++	**	**	++	++
Lambton Shores MU	-	-	**	**	5.0 c	**	**	**	5.0 c	0.0 d
Leamington CA	++	**	0.8 d	3.2 d	++	2.4 c	1.4 d	1.5 b	0.8 d	2.6 b
Meaford MU	**	**	**	++	2.9 b	2.1 b	2.2 a	0.6 b	2.6 b	2.6 c
Norfolk CA	4.1 d	++	++	++	**	1.8 c	**	**	++	1.7 c
North Perth MU	**	**	**	++	1.5 a	++	**	**	1.6 c	++
Owen Sound CA	++	4.0 d	4.2 d	**	4.2 c	2.4 c	2.6 a	2.0 b	4.1 d	2.0 b
Sarnia CA	2.9 a	2.2 b	2.9 a	1.9 a	2.6 a	2.0 a	**	3.3 d	2.7 a	1.9 a
Saugeen Shores T	**	**	3.8 c	2.1 c	4.2 c	++	**	2.0 a	4.3 c	0.8 a
Stratford CA	3.4 d	3.5 d	3.8 b	2.7 a	2.3 a	2.3 a	2.6 a	1.4 a	2.7 a	2.2 a
Tillsonburg CA	++	3.3 d	2.7 a	2.3 b	3.1 b	1.4 a	**	1.0 d	3.1 b	1.5 a
Woodstock CA	**	++	2.0 b	2.2 b	2.1 b	1.9 b	**	**	2.3 b	2.0 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1_5 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Centre Wellington CA	**	6.1 c	0.0 d	1.5 a	0.0 d	1.9 c	**	3.3 a	0.0 d	2.0 b
Chatham-Kent CA	**	**	6.3 c	5.3 c	5.9 b	5.5 c	**	3.8 d	6.4 b	5.4 b
Essex T	**	**	7.1 c	1.5 c	4.1 d	5.1 c	**	**	4.1 c	4.0 c
Ingersoll CA	-	-	20.7 d	8.1 c	6.8 b	2.7 a	**	12.3 d	8.5 c	5.4 b
Kincardine MU	33.3 a	**	7.3 c	4.9 c	13.0 c	7.6 c	**	**	12.4 c	6.4 c
Lambton Shores MU	-	-	**	**	3.3 d	8.5 a	**	**	2.7 c	6.5 a
Leamington CA	4.6 a	**	2.6 b	3.5 c	4.4 c	4.0 c	4.1 d	3.9 d	3.7 b	3.9 b
Meaford MU	**	**	**	**	4.6 b	13.7 d	**	0.0 a	4.9 c	10.9 d
Norfolk CA	**	**	**	**	1.9 c	2.1 c	0.0 d	**	2.9 c	2.4 c
North Perth MU	**	**	**	**	4.5 d	4.9 d	**	**	4.0 d	4.8 d
Owen Sound CA	**	0.0 d	5.2 c	**	5.6 c	**	0.8 d	3.5 d	4.9 c	5.7 c
Sarnia CA	4.2 d	7.4 c	7.0 c	6.3 b	**	8.3 b	3.2 d	8.7 b	6.8 c	7.5 a
Saugeen Shores T	**	**	9.6 c	9.4 c	7.4 b	4.6 a	8.0 b	3.8 a	8.1 b	6.5 b
Stratford CA	**	**	3.2 c	3.7 c	4.0 c	5.2 b	1.3 a	5.1 b	3.5 b	4.5 b
Tillsonburg CA	0.0 a	10.0 a	5.1 c	4.9 d	2.6 b	2.7 b	4.0 c	**	3.4 b	3.4 c
Woodstock CA	**	0.0 d	1.8 c	1.8 b	1.9 c	1.6 b	1.3 d	0.5 b	1.8 b	1.6 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**3.1.2_5 Private Row (Townhouse) and Apartment Average Rents (\$)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Centre Wellington CA	609 ^b	610 ^a	752 ^a	760 ^a	864 ^a	875 ^a	1,012 ^a	1,027 ^a	823 ^a	836 ^a
Chatham-Kent CA	521 ^b	501 ^a	619 ^a	626 ^a	696 ^a	726 ^a	670 ^a	755 ^a	665 ^a	690 ^a
Essex T	**	**	573 ^a	598 ^b	665 ^a	672 ^a	**	**	631 ^b	655 ^b
Ingersoll CA	-	-	697 ^a	705 ^a	738 ^a	748 ^a	**	785 ^a	729 ^a	747 ^a
Kincardine MU	**	**	725 ^a	727 ^b	877 ^a	872 ^b	**	**	819 ^a	825 ^b
Lambton Shores MU	-	-	**	**	743 ^a	663 ^a	**	**	743 ^a	638 ^a
Leamington CA	528 ^a	540 ^a	636 ^a	670 ^b	765 ^a	786 ^a	980 ^b	1,029 ^a	717 ^a	742 ^a
Meaford MU	**	**	675 ^b	731 ^c	805 ^a	809 ^a	853 ^a	899 ^a	786 ^a	802 ^a
Norfolk CA	499 ^b	505 ^a	580 ^b	614 ^a	646 ^a	656 ^a	**	822 ^c	625 ^a	645 ^a
North Perth MU	**	**	602 ^b	602 ^b	726 ^a	730 ^a	**	781 ^c	701 ^a	694 ^a
Owen Sound CA	554 ^a	567 ^b	686 ^a	701 ^a	827 ^a	840 ^a	862 ^a	885 ^a	766 ^a	782 ^a
Sarnia CA	600 ^a	610 ^a	680 ^a	696 ^a	794 ^a	810 ^a	943 ^b	930 ^b	752 ^a	766 ^a
Saugeen Shores T	**	563 ^a	682 ^a	668 ^a	863 ^a	844 ^a	912 ^a	925 ^a	818 ^a	804 ^a
Stratford CA	537 ^b	561 ^a	670 ^a	686 ^a	809 ^a	831 ^a	947 ^a	966 ^a	760 ^a	781 ^a
Tillsonburg CA	515 ^a	532 ^a	631 ^a	651 ^a	746 ^a	761 ^a	854 ^a	841 ^a	711 ^a	726 ^a
Woodstock CA	518 ^a	532 ^b	741 ^a	796 ^a	948 ^c	1,085 ^b	759 ^a	781 ^a	862 ^b	973 ^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.3_5 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Centre Wellington CA	34	29	218	217	450	446	36	37	738	729
Chatham-Kent CA	130	115	1,678	1,661	2,563	2,554	620	602	4,991	4,932
Essex T	4	4	72	74	142	144	47	47	265	269
Ingersoll CA	0	0	40	40	159	154	42	43	241	237
Kincardine MU	9	8	59	66	134	135	7	7	209	216
Lambton Shores MU	0	0	2	9	66	71	12	12	80	92
Leamington CA	23	24	483	488	648	643	58	58	1,212	1,213
Meaford MU	7	7	60	63	159	160	19	18	245	248
Norfolk CA	16	15	242	244	606	605	57	30	921	894
North Perth MU	22	22	106	104	229	229	50	49	407	404
Owen Sound CA	73	73	666	682	848	837	216	217	1,803	1,809
Sarnia CA	193	197	2,413	2,402	3,197	3,207	442	439	6,245	6,245
Saugeen Shores T	11	13	117	115	264	265	51	52	443	445
Stratford CA	32	33	777	778	1,029	1,040	156	157	1,994	2,008
Tillsonburg CA	10	10	274	273	578	580	27	27	889	890
Woodstock CA	20	20	855	855	1,552	1,560	253	260	2,680	2,695

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4_5 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Centre Wellington CA	**	6.1 c	**	3.3 d	0.0 d	4.2 d	**	6.5 a	0.8 d	4.1 c
Chatham-Kent CA	**	**	7.9 c	7.2 b	7.1 b	6.7 b	**	**	7.7 b	7.0 b
Essex T	**	**	10.1 c	4.6 c	4.1 d	5.9 c	**	**	5.0 c	5.7 b
Ingersoll CA	-	-	23.2 a	10.5 c	7.4 b	4.2 b	**	**	9.3 c	7.6 b
Kincardine MU	33.3 b	**	7.3 c	4.9 c	14.6 c	7.6 c	**	**	13.4 c	6.4 c
Lambton Shores MU	-	-	**	**	3.3 d	8.5 a	**	**	2.7 c	6.5 a
Leamington CA	4.6 a	**	4.4 c	5.5 b	5.4 b	4.9 b	**	5.9 d	5.2 b	5.3 b
Meaford MU	**	**	**	**	8.7 b	14.5 d	11.3 d	5.7 a	9.0 c	12.5 d
Norfolk CA	**	**	**	3.1 d	2.8 c	3.4 d	0.0 d	**	3.5 d	3.6 d
North Perth MU	**	**	**	**	5.3 d	**	**	**	4.6 d	5.7 d
Owen Sound CA	**	**	6.9 c	8.1 c	8.1 c	**	3.7 c	**	7.1 b	7.6 b
Sarnia CA	7.0 c	9.9 c	11.0 c	8.4 b	10.9 d	11.3 a	3.8 d	12.1 c	10.3 c	10.2 a
Saugeen Shores T	**	**	10.6 d	11.3 c	7.8 b	8.1 a	10.0 b	9.6 a	8.8 b	9.8 a
Stratford CA	**	**	4.2 b	4.0 c	5.4 b	6.2 b	1.3 a	5.8 c	4.8 b	5.2 b
Tillsonburg CA	10.0 a	10.0 a	7.7 b	6.7 c	4.3 b	4.1 c	4.0 c	**	5.4 b	4.8 b
Woodstock CA	**	0.0 d	3.9 d	3.2 b	2.4 c	3.2 c	2.5 c	1.2 d	2.9 b	3.0 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while – indicates that the change is not statistically significant.

Please click [Methodology](#) or [Data Reliability Tables Appendix link](#) for more details

3.1.5.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Centre Wellington CA	**	++	3.0 c	2.6 b	3.2 b	3.0 b	**	1.5 a	3.0 a	2.8 b
Chatham-Kent CA	2.9 c	1.9 c	2.1 b	2.0 c	1.7 c	2.0 c	4.6 d	++	1.8 c	1.9 c
Essex T	**	**	-2.8 c	2.1 c	-1.2 d	1.3 a	**	**	-1.7 c	2.1 c
Ingersoll CA	-	-	5.0 a	1.6 b	2.3 b	1.4 a	**	**	2.6 b	1.1 a
Kincardine MU	**	**	++	++	++	++	**	**	++	++
Lambton Shores MU	-	-	**	**	5.0 c	**	**	**	5.0 c	0.0 d
Leamington CA	++	**	0.8 d	3.3 c	++	2.5 c	1.4 d	1.5 b	0.8 d	2.7 b
Meaford MU	**	**	**	**	3.3 b	2.1 b	3.3 b	++	3.1 b	2.6 c
Norfolk CA	4.1 d	++	++	++	**	1.8 c	**	**	++	1.7 c
North Perth MU	**	**	**	++	1.5 a	++	**	**	1.6 c	++
Owen Sound CA	++	3.9 d	4.1 d	**	4.1 c	2.4 c	2.6 a	2.0 b	4.0 d	2.0 b
Sarnia CA	2.9 a	2.2 c	2.9 a	1.9 a	2.5 a	1.9 a	**	3.0 c	2.6 a	1.8 a
Saugeen Shores T	**	**	**	**	3.8 c	2.1 c	3.5 c	++	**	2.0 a
Stratford CA	3.4 d	3.5 b	3.8 b	2.6 a	2.3 a	2.3 a	2.5 a	1.4 a	2.7 a	2.2 a
Tillsonburg CA	++	3.3 d	2.5 a	2.3 b	3.2 b	1.5 a	**	1.0 d	3.2 b	1.5 b
Woodstock CA	**	++	2.0 b	2.2 b	2.3 b	2.1 b	4.2 c	2.8 b	2.5 a	2.2 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented in this publication is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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